

PROJECT NAME:	Mann Ranch
SITE ADDRESS:	4800 HWY 123, SAN MARCOS, 78666
APPRAISAL DISTRICT:	Hays Co. R15229 – MANN SCOTT & LORETTA (50.125 ac) Guadalupe Co. R64261 – MANN SCOTT & LORETTA (5.100 ac) TOTAL: 55.225 ac
JURISDICTION:	Southeastern most parcel located within unincorporated Guadalupe County. Remainder is within unincorporated Hays County.

UTILITIES

WATER:	Entirety of site is located within: Crystal Clear SUD Nearest infrastructure: A feasibility study will need to be completed with Crystal Clear SUD to understand nearest potential capacity opportunities. As an alternative, Sedona MUD 2 (7553750) is located to the east of site and may have opportunity to coordinate service. Connection Fee: \$2,500 per LUE Water Acquisition Fee: \$8,490 per LUE Storage Recovery Fee: \$2,405 per LUE Capacity/Engineer/Feasibility Study Fee: TBD; based on project needs
WASTEWATER:	The entirety of the site is not located within a CCN. Nearest infrastructure: There are no CCN's within the immediate vicinity, however, Sedona MUD 2 (7553750) is located to the east of site. There is an existing discharge permit (16163-001) located southwest of the Tract. The permit is issued to Highlander Real Estate Partners, LLC and has a capacity of up to 0.4 MGD (+/-1,600 LUEs). Discussions with the MUD and/or Highlander will need to be had to understand wastewater connection opportunities. Otherwise, the site will be limited to onsite sewage facilities.



Location	Water Service	Advanced	Conventional	TCEQ Min.
EARZ [1]	Surface or Rainwater Collection System	1.50	2.00	1.00 [4]
EARZ	Public Groundwater Supply System[2,8]	2.50	4.50	1.00 [4]
EARZ	Private Well	3.00	5.00	1.00 [4,6]
EACZ [3]	Surface or Rainwater Collection System	1.00	1.50	0.50 [5]
EACZ	Public Groundwater Supply System	1.50	2.50	0.50 [5]
EACZ	Private Well	2.00 6.00[8]	3.00 6.00[8]	1.00 [6]
Any Other	Surface or Rainwater Collection System	0.50 1.00 [7]	1.00	0.50 [5] 1.00 [6]
Any Other	Public Groundwater Supply System	1.00	1.50	0.50 [5]
Any Other	Private Well	1.50 6.00[8]	2.00 6.00[8]	1.00 [6]
Notes: 1. Edwards Aquifer Recharge Zone as defined in 30 TAC §213 2. A Public System is a Public Water System as defined in 30 TAC §290 3. Edwards Aquifer Contributing Zone as defined in 30 TAC §213 4. TCEQ Minimum lot size as per 30 TAC §285.40(c) 5. TCEQ Minimum lot size as per 30 TAC §285.4(a)(1)(A) 6. TCEQ Minimum lot size as per 30 TAC §285.4(a)(1)(B) 7. Minimum lot size for use of surface application system as per 30 TAC §285.33(d)(2) 8. Applicable to new subdivisions and Manufactured Home Rental Communities served by individual private water wells located within the Priority Groundwater Management Area as defined by Texas Commission on Environmental Quality and required to demonstrate water availability as required by Hays County under the authority granted to the County under the Texas Water Code and the Texas Local Government Code.				

STORM/DRAINAGE:

Detention: According to the Guadalupe County Subdivision Regulations, Ponds shall be designed to reduce post-development peak rates of discharge to existing pre-development peak rates of discharge for the 2, 10, 25, and 100-year storm events at each point of discharge from the project or development site.

Detention: According to the Hays County Development Regulations (2025), Ponds shall be designed to reduce post-development peak rates of discharge to existing pre-development peak rates of discharge for the 2, 5, 10, 25, and 100-year storm events at each point of discharge from the project or development site.

WATER QUALITY:

Will not be required.

GAS:

According to the Texas Railroad Commission GIS Map, there are located on site.



ELECTRIC: Electric service is provided by Bluebonnet Electric Cooperative. Overhead Powerlines run along tract's north side on Lovelady Ln. and along the tracts west side on SH 123.

ENVIRONMENTAL

AQUIFER: The tract is not within any of the Edwards Aquifer zones.

Groundwater Conservation District: Barton Springs/Edwards Aquifer CD (1987)

NWI STREAMS/PONDS: There is one (1) pond and no streams onsite according to the National Wetlands Inventory (NWI) online viewer. A Jurisdictional Determination would be recommended to confirm there are no jurisdictional concerns onsite.

STREAM BUFFERS: Hays County: Although not applicable to the site, Hays County Development Regulation, §5.03. Stream Offsets/Buffer Zones
Stream offsets/buffer zones should be designated using the centerline of the active channel, with the required offsets and total widths based on the contributing drainage area, in accordance with the following:

Stream Contributing Area (Acres)	Width/Offset (feet, each side of centerline)	Total width (feet)
32 to 120	100	200
120 to 300	150	300
300 to 640	200	400
Greater than 640	300	600

TREE MITIGATION: According to the Hays and Guadalupe County Development Codes (2025), tree mitigation nor tree protection is required.

PARKLAND: According to the Hays County Development Regulations (Section 5.06, 2025): Proposed subdivisions must provide parkland or open space through dedication within the subdivision, payment of a fee in-lieu, or a combination. Exemptions apply to subdivisions under 50 acres, with fewer than 50 dwelling units, or where average lot size exceeds 5 acres. Parkland must be provided at 1 acre per 50 acres (2%), excluding areas within drainage, roadway, or utility easements. At least 25% of dedicated parkland must be suitable land not in



floodplain or drainage easements. Public access is required for public tracts, and fees in-lieu must be used solely for acquisition, development, or improvement of parkland/open space.

SITE CHARACTERISTICS

SLOPES:	Site generally drains +/-2% to the east, topography is very minimal, expansive detention ponds to be expected.
FLOODPLAIN:	There is no floodplain located on site according to FEMA Panel #48209C0410F
SOILS:	There are clay soils with slow infiltration present onsite (hydrologic soil group D)

TRANSPORTATION

EXISTING ACCESS:	N. SH 123 (TxDOT): • Frontage: +/-120' of frontage along the eastern portion of the property • ROW: 130' • Driveways: ○ Two (2) commercial driveways to the north. ○ One (1) private driveway to the north across frontage. ○ Two (2) commercial driveways to the south. • Culverts/Hindrances: ○ +/-120' of culvert along the frontage. Lovelady Ln (County): • According to the Hays County Appraisal District Map, Lovelady Lane is only shown to be publicly dedicated up to the Ramona Williams parcel in the northeast corner of the Tract. Beyond that parcel, the CAD map indicates that Lovelady is a private drive. A title survey will be needed to confirm what legal rights or easements are in place to provide for secondary access to the Tract. • Culverts/Hindrances: ○ Narrow street stub connection to SH 123 with overhead electrical line to the north of Lovelady Ln.
SECONDARY ACCESS:	Depending upon the end user, secondary access is predicted to not be an issue. If secondary access is needed (more than 30 single



family units), the two access points will need to be situated no closer than half of the total diagonal of the area that they serve.

TRAFFIC IMPACT ANALYSIS: Per Hays County Development Regulations (§6.03, adopted January 17, 2025):

- Less than 100 peak hour trips (PHT) generated – no TIA required (unless requested by County staff).
- 100 or more peak hour trips (PHT) generated – TIA is required.

Per Guadalupe County Subdivision Regulations (Section XVIII, adopted February 25, 2025), the County has adopted the Traffic Impact Analysis requirements of New Braunfels. Per City of New Braunfels:

Less than 100 peak hour trips (PHT) generated – no TIA required (unless requested by County staff).

- 99 PHT or less - TIA Worksheet only
- 100-199 PHT - Level 1 TIA
- 200-499 PHT - Level 2 TIA
- 500+ PHT - Level 3 TIA

FUTURE THOROUGHFARES: Hays County: The 2021 Metropolitan Transportation Plan calls for SH123 to be upgraded to a 6-lane roadway.

TxDOT: There is one project shown on the TxDOT Project Tracker along the SH 123 roadway listed as resurfacing the roadway and is phased as construction to begin within 4 years.

ZONING

EXISTING ZONING: There is no zoning regulation in the County.

FUTURE LAND USE: Hays County does not have a Future Land Use map.

MISCELLANEOUS

ESD: Hays County ESD & Fire ESD #3

ISD: San Marcos Consolidated ISD

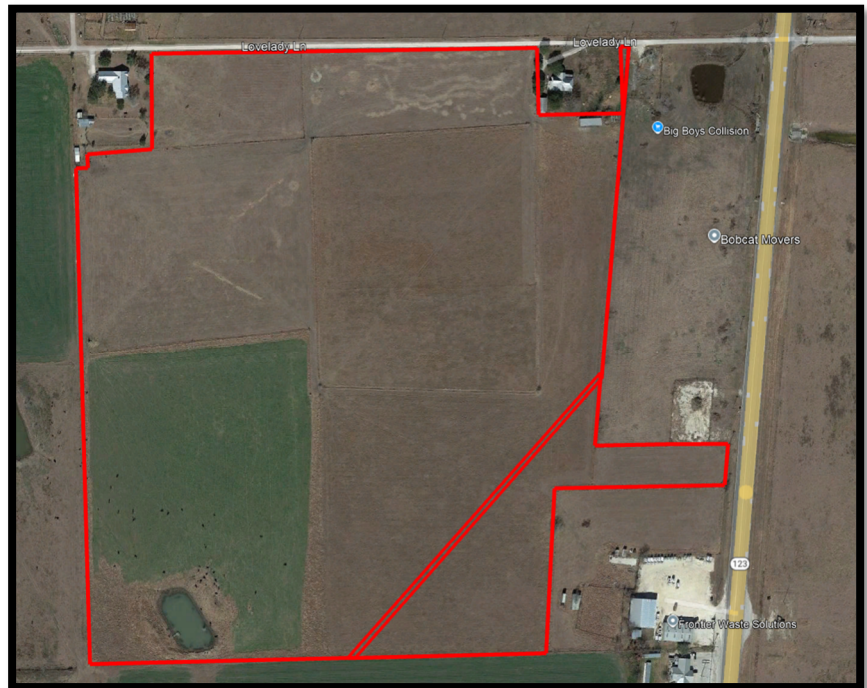
MUD: Sedona MUD #2 (7553750) is located to the east of the site.



OVERVIEW

NET DEVELOPABLE:

The site is largely developable according to the information provided herein. For any development that would require secondary access, additional research will have to be completed to ascertain connectivity to Lovelady Lane.



MORE INFORMATION

GRAY CIVIL:

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